CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
OCTOBER 4, 2022 - CITY HALL COUNCIL CHAMBERS

INVOCATION
Pastor Neil Platon of First United Methodist Church gave the Invocation.

PLEDGE OF ALLEGIANCE
Councilmember Soto led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino convened the meeting and called the meeting to order at 5:30 p.m.

ROLL CALL:
Councilmember Cordero, Councilmember Escobedo, Councilmember Soto, Councilmember Waterfield, and Mayor Patino

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, City Attorney Thomas Watson, Fire Marshal James Austin, Principal Civil Engineer David Beas, Director of Public Works Brett Fulgoni (remote), Assistant City Manager Andrew Hackleman, Library Director Dawn Jackson, Chief Human Resources Officer Linda Le (remote), Chief Information Officer Jeffrey Marecic, Director of Community Development Chuen Ng, Chief of Police Marc Schneider, Director of Utilities Shad Springer, Chief Deputy City Clerk Rhonda White, Deputy City Clerk Beth Cleary, Business Program Leader Alex Valadez

1 PROCLAMATIONS

A. Councilmember Cordero presented a Proclamation recognizing the week of October 3 - 9, 2022, as "Code Enforcement Officer Appreciation Week" in the City of Santa Maria to celebrate, honor, and recognize the Code Enforcement Division. Dawn Palacios, Interim Code Enforcement Supervisor, and Code Enforcement staff accepted the Proclamation.

B. Councilmember Escobedo presented a Proclamation recognizing the week of October 9 - 15, 2022, as "Fire Prevention Week" in the City of Santa Maria and encouraging all residents to plan and practice a home fire escape plan, learn the sounds of their smoke and carbon monoxide alarms, and respond when the alarm sounds by exiting the building immediately. City Fire Marshal, Jim Austin, accepted the Proclamation.

C. Councilmember Waterfield presented a Proclamation recognizing the month of October 2022 as "Arts and Humanities Month" in the City of Santa Maria, and called upon community members to participate in, celebrate, and promote the arts and culture in the City of Santa Maria. The Proclamation was accepted by Hannah Rubalcava, President of the Santa Maria Arts Council, and John Hood, Chair of Fine Arts Department at Allan Hancock College.

2 PUBLIC COMMENT PERIOD
Written comment was received from Randy Jackson suggesting that term limits be set for members of the Library Board of Trustees.

Gary Hall spoke about the first meeting that was held for stakeholders and City staff to enhance the Model Lease Agreement previously adopted. He also requested that the City Council adopt a mobile home rent stabilization ordinance.

Jose Dominguez spoke about Municipal I.D. cards.

3 CONSENT CALENDAR
Councilmember Escobedo asked for clarification on Item 3F, Amendment to the Reimbursement Agreement with School Mill Investors, LLC.

Principal Civil Engineer Beas explained that an agreement had been previously approved by the City Council. The item on the agenda was just a revision to the agreement with regard to payment for services.

Consent Calendar Items 3A-3F were approved as presented, including the adoption of Resolution Nos. 2022-110, 2022-111, and 2022-112. The recorded vote appears with each item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Readings were waived.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. 5-0.

B. Approve the Minutes of the regular City Council meeting of September 20, 2022.

Action: Minutes were adopted as presented.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. 5-0.

C. 1) Adopt a Resolution to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for a domestic water connection with Ray Water Company; and

2) Adopt a Resolution authorizing and approving an application to the Santa Barbara Local Agency Formation Commission (LAFCO) for an out-of-agency domestic water service agreement with Ray Water Company.

Action: Mitigated Negative Declaration and Mitigation Monitoring Program were approved, and the application to LAFCO was authorized and approved.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
respectively. 5-0.

D. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Warrants were ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. 5-0.

E. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Payroll was ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. 5-0.

F. Adopt a Resolution approving an amendment to the reimbursement agreement with School Mill Investors, LLC for the construction upgrade of sanitary sewer segment D-13.

Action: Amendment to the Reimbursement Agreement was approved.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. Adopted as Resolution No. 2022-112. 5-0.

4 PRESENTATIONS

A. **A.T. STILL UNIVERSITY PRESENTATION**. The City Council received a presentation from A.T. Still University to provide an update on their medical programs. City Manager Stilwell introduced Eric Sauers, Dean & Professor of A.T. Still University who gave a presentation as detailed in the Council Agenda Report.

B. **CHAMBER OF COMMERCE ANNUAL REPORT.** The City Council received the Santa Maria Valley Chamber of Commerce, Economic Development Commission, Visitors Bureau, and Tourism Marketing District 2021-2022 Annual Report. Glenn Morris, President & CEO of Chamber, gave the presentation as detailed in the Council Agenda Report and Annual Report. He also presented several promotional videos.

5 REGULAR BUSINESS

Mayor Patino announced that Item 5C, Social Host Regulations, would be moved up on the agenda to accommodate young attendees in the Council Chambers.

A. **SOCIAL HOST REGULATIONS.** The City Council considered an Ordinance to promote the reduction of underage drinking, marijuana, and illegal drug use by imposing a civil fine on persons responsible for gatherings where these items might be served, used, or in the possession of underage persons.

Assistant City Manager Hackleman gave a presentation as detailed in the Council Agenda Report.

Public Input
Chief Deputy City Clerk White announced that written communications were received from Santa Barbara County Behavioral Wellness, One Community Action, Gustavo Prado, Manuel Garcia, Bob Bush, Lupe Valencia, Ramona Cabiles, Richard Batalla, Diana Salazar, Veronica Santos, Sandra Arreguin, Danielle Murillo, Tiara Bumanglag, Lyss Limon, Samantha Yruegas, Marianna Torres, Brandi Pena, and Mothers Against Drunk Drivers in support of the Social Host Regulations.

Edwin Weaver, Andrea Martinez, Audrey Guizar, Emiliano Diaz; Cristal Martinez, Fidelio Pineda, Alondra Castillo, and Eva Avila spoke in support of the Social Host Regulations.

Action: The City Council introduced for first reading and continued to a future meeting for second reading and adoption, an Ordinance amending Title 6 of the Santa Maria Municipal Code to add new Chapter 6-15 - Social Host Regulations.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. Introduced as Ordinance No. 2022-05. 5-0.

B. **PARADISO RESIDENTIAL DEVELOPMENT - CONCEPTUAL REVIEW.** The City Council received a presentation regarding a proposed general plan amendment and zone change for Paradiso Residential Development. Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report.

Applicant Comments
Cam Boyd with Coastal Community Builders stated that a portion of the property would be dedicated to senior housing.

Brian Schwartz, Urban Planning Concepts, gave a PowerPoint presentation to explain the details of the proposed development.

Public Input
Chief Deputy City Clerk White announced that staff received two written communications from 1) Joy Cook requesting that the density not be increased for the project and that the development provide single-story buildings accessible to seniors and suitable to age in place; and 2) Sue Andersen, President/CEO of Marian Regional Medical Center expressed support for the project noting it would provide needed housing for seniors, physicians, and hospital staff.

Action: There was a consensus of the City Council to have the project presented to the Planning Commission at a Study Session to allow public input from nearby property owners and residents.

C. **CONTINUED APPEAL - CARING HANDS PET CLINIC**. The City Council reconsidered a recommendation of the Planning Commission to approve a Planned Development Permit Amendment (A2021-0010) and Conditional Use Permit (U2021-0006) for Dr. Farshid Kiaei to revise the exterior architecture and establish a veterinary clinic in a proposed 7,000-square-foot mixed-use building on a 0.17-acre site in a PD/R-2 (Planned Development/Medium Density Residential) district and include conditions allowing the adjacent landowner to have signage.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report.

Drs. Farshid (appellant/applicant) and Desai (owner of the current sign on the property) explained their positions on the issue.

Public Input
Tracy and Michael Kalata, Jan McGee, and Jeanine Wade spoke in support of the appeal.

Action: Resolution adopted granting the appeal to delete Condition No. 4 regarding signage and uphold the Planning Commission's approval of the Planned Development Permit Amendment (A2021-0010) and Conditional Use Permit (U2021-0006) for the Caring Hands Office Building and Veterinary Clinic project at 1995 South Miller Street.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Cordero.

REPORT BY CITY MANAGER
City Manager Stilwell reported that the next regular City Council meeting would be October 18, 2022. Items on the agenda would include the surplus property at Cook Street and the CDBG Capital Project proposals. Mr. Stilwell also announced that Brett Fulgoni, who had been serving as the Interim Public Works Director since January 2022, has been appointed as Director of Public Works after a national recruitment.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)
Councilmember Cordero reported he attended the annual 3CE conference.

Councilmembers Escobedo and Soto reported they attended the mobile home owners meeting regarding the Model Lease.

Councilmember Waterfield had no reportable AB1234 meetings.

Mayor Patino reported she attended a couple of Business Crimes Meetings; the 3CE conference; a Marian Foundation Board meeting; and an SBCAG/APCD meeting.

ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 9:01 p.m. in memory of Pastor Orie Johnson of Johnson Temple Church of God in Christ and later named Victory Harvest Church of God in Christ.

Approved at a regular meeting on October 18, 2022.

Rhonda M. White, CMC
Chief Deputy City Clerk and ex officio Clerk
of the City Council

ATTEST:

10/27/2022
Rhonda M. White, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria